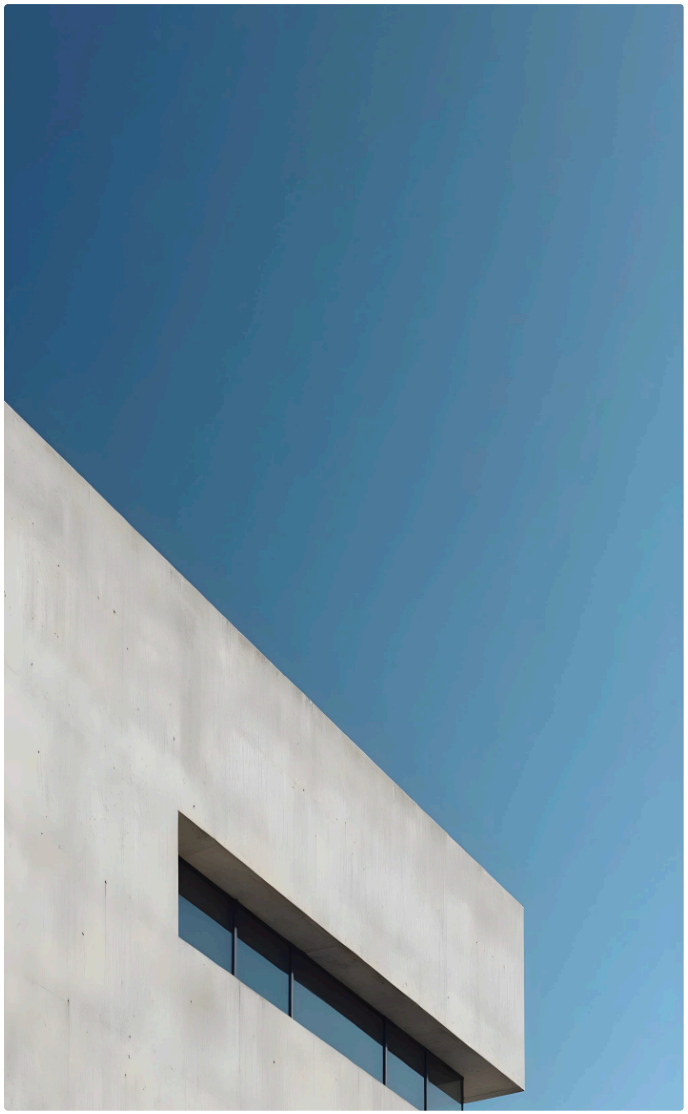
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Triangle

THE WATERWAY DEVELOPMENTS

01

ABOUT **DEVELOPER**



ABOUT
THE WATERWAY DEVELOPMENTS

The Waterway Development is a leading real estate entity founded in 2010. Every project by the company embodies sophistication, luxury, and timeless elegance. It prides itself on delivering unparalleled quality and craftsmanship in every endeavor.

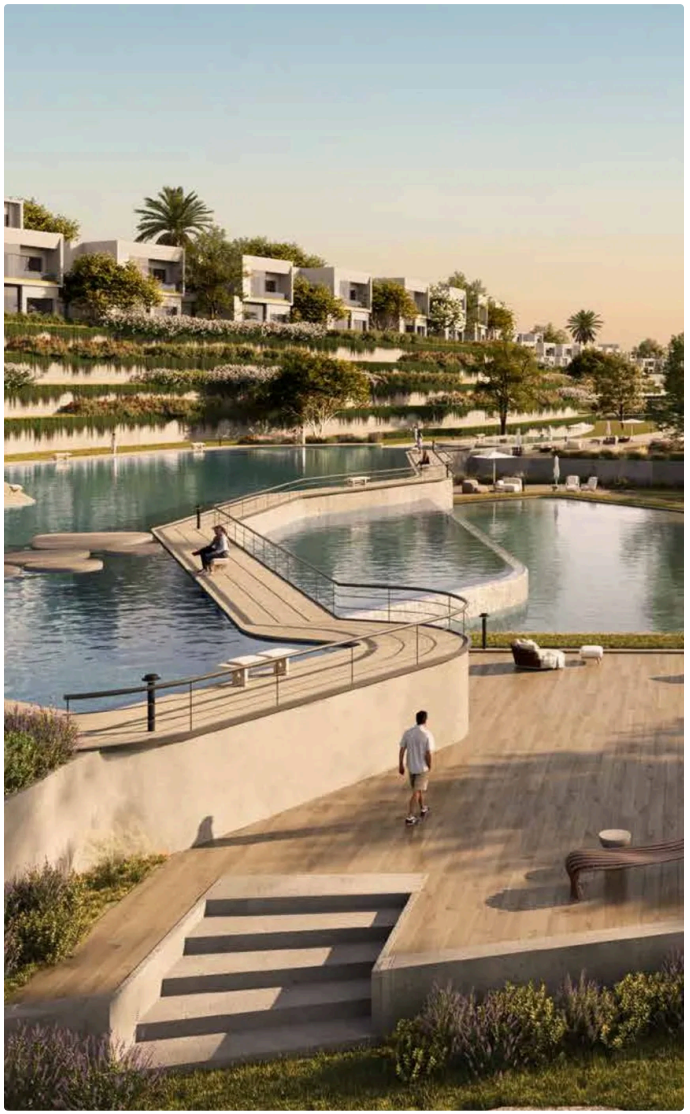
The Water Way Development Egypt boasts an exceptional track record in constructing residential, administrative, and commercial projects. It specializes in developing luxurious concepts and spaces that epitomize absolute elegance.

Operating through multiple subsidiaries, The Waterway Development offers a wide range of comprehensive services that go beyond perfection. Its diverse businesses are strategically organized under the group umbrella, serving various sectors.

The Waterway Development Key Facts

The Waterway Development is recognized as one of the most popular and trusted developers in Egypt, renowned for its commitment to excellence and high-end projects.

Established in **2010**, the company has since made a significant mark in the real estate sector, leaving its golden imprint on the landscape of luxury development. Since its inception, The Waterway Development has focused on delivering premium quality in every project.



ABOUT
THE PROJECT

Triangle Waterway is a prestigious, high-end project crafted by the renowned developer, The Waterway Developments. This project exemplifies modern living with a focus on comfort, convenience, and aesthetics.

Spanning an impressive area of 250 acres, the Triangle Waterway New Cairo combines luxury living with natural beauty.

What sets this project apart is its thoughtfully planned design, where 80% of the total land area is dedicated to lush green landscapes.

This commitment to open spaces ensures that residents enjoy a serene and refreshing environment, blending modern architecture with nature.

Triangle Waterway Location - New Cairo

The Triangle Waterway Compound has an ideal location in the heart of New Cairo City, directly on 2nd Ring Road and in front of Palm Hills New Cairo. It is just a few minutes away from:

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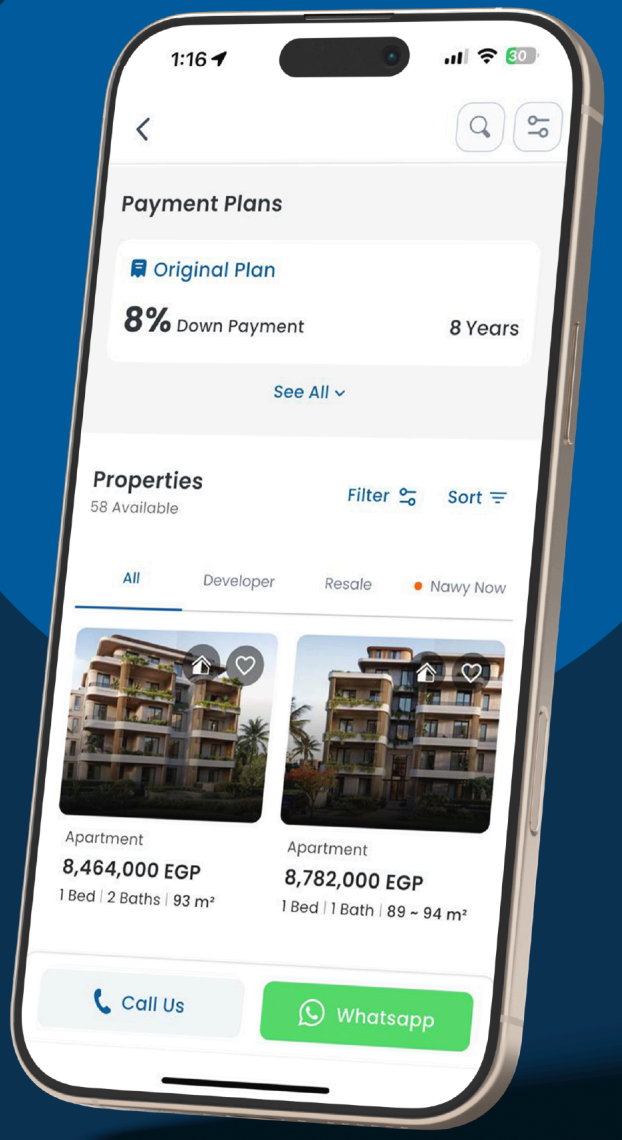
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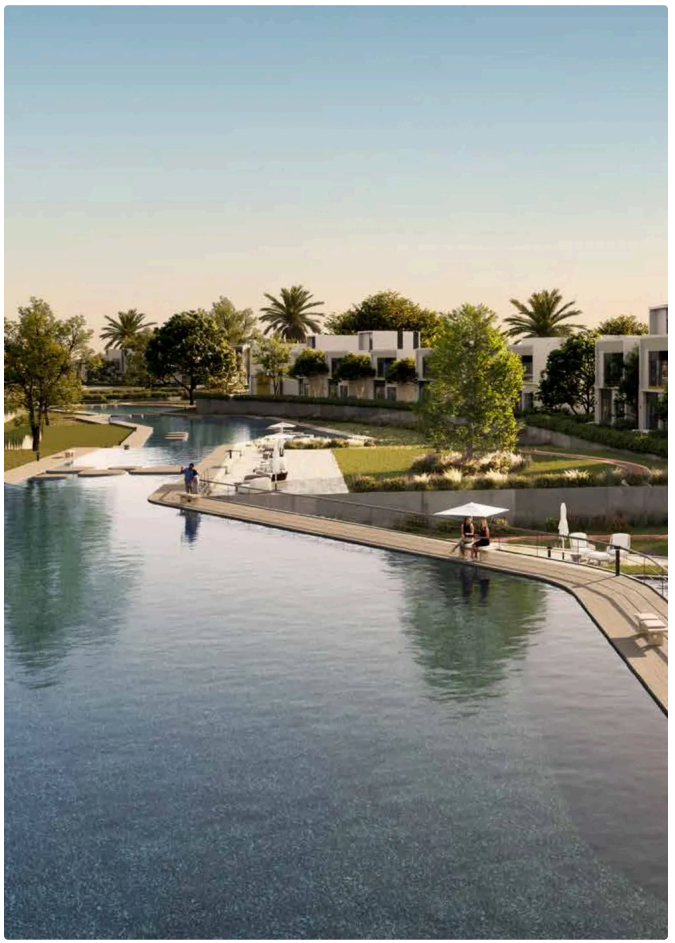


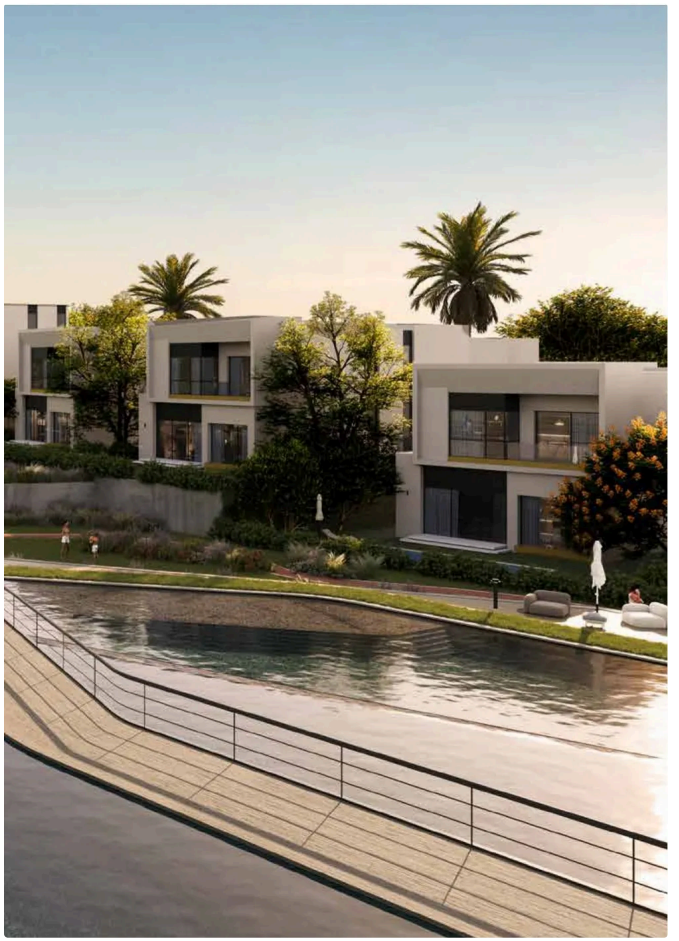
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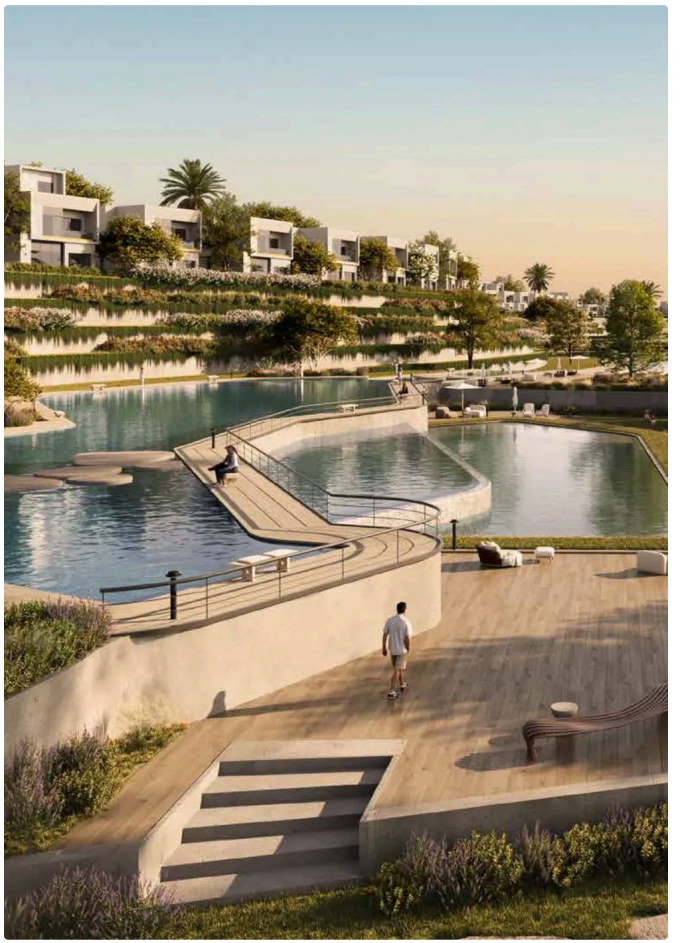
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THE **GALLERY**

THE **GALLERY**

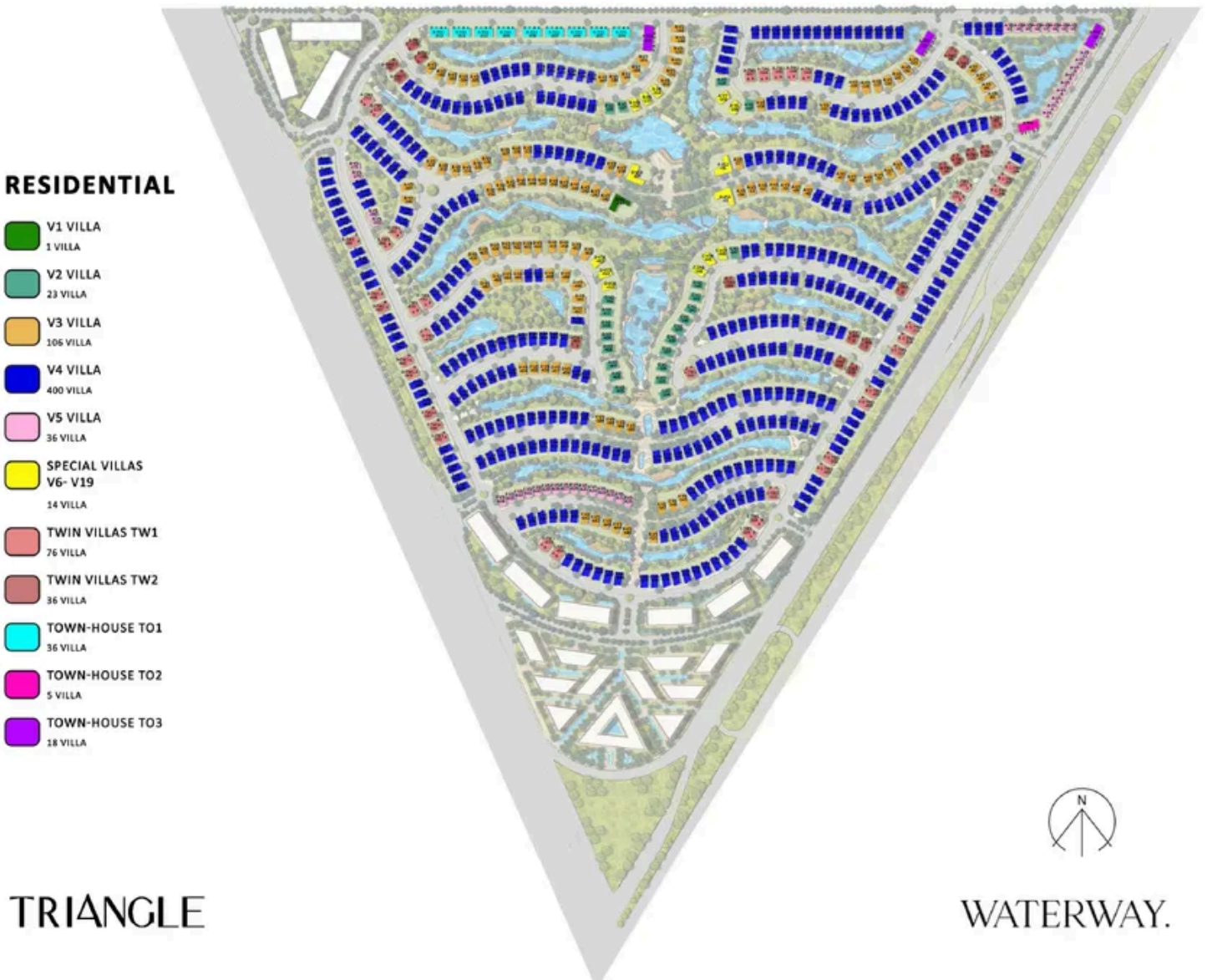






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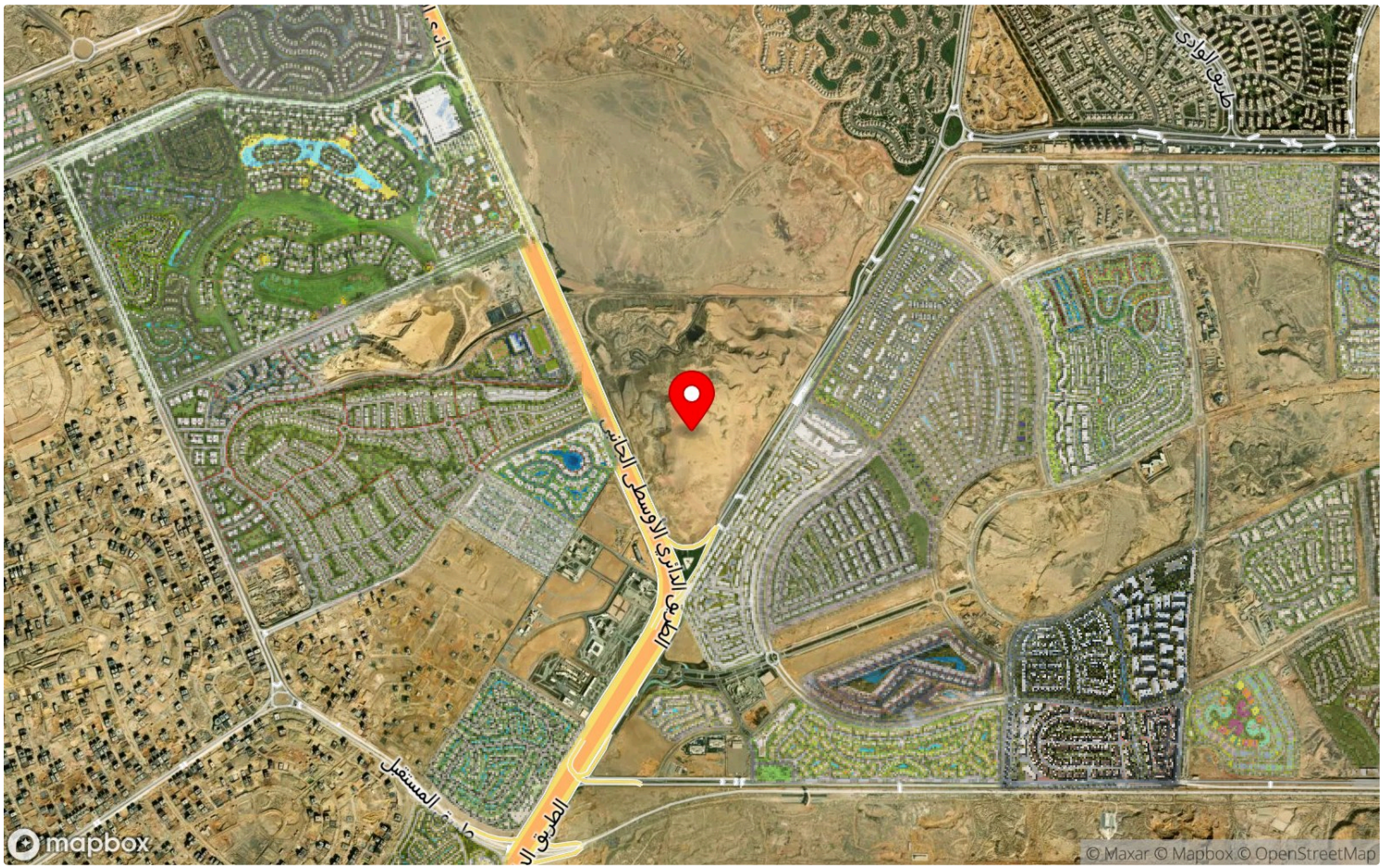
THE **MASTER PLAN**


RESIDENTIAL
V1 VILLA
1 VILLA
V2 VILLA
23 VILLA
V3 VILLA
106 VILLA
V4 VILLA
400 VILLA
V5 VILLA
36 VILLA
SPECIAL VILLAS
V6- V19
14 VILLA
TWIN VILLAS TW1
76 VILLA
TWIN VILLAS TW2
36 VILLA
TOWN-HOUSE TO1
36 VILLA
TOWN-HOUSE TO2
5 VILLA
TOWN-HOUSE TO3
18 VILLA
N
TRIANGLE
WATERWAY.

04

LOCATION & **MAP**

LOCATION **MAP**



05

PROPERTY TYPES & **FLOOR PLANS**

VILLA 01

AREA ***460 SQM*** ***5*** BEDROOMS ***6*** BATHROOMS



VILLA 01

Unit Name 460

GROUND FLOOR PLAN

COMPONENTS

GF AREA = 195 M²
BUA = 460 M²

ENTRANCE	3.10 x 2.80
GUEST TOILET	2.50 x 2.50
KITCHEN	4.45 x 3.85
RECEPTION	9.30 x 5.90
DINING	5.30 x 3.45
LIVING AREA	4.40 x 3.45
LOBBY	6.25 x 2.50
MAID'S ROOM	3.10 x 2.00
MAID'S BATHROOM	1.90 x 1.90
LAUNDRY	2.00 x 1.55
DRIVER'S ROOM	2.95 x 2.10
DRIVER'S BATHROOM	2.00 x 1.55

VILLA 02

AREA ***460 SQM*** ***5*** BEDROOMS ***6*** BATHROOMS



VILLA 02

Unit Name	460



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CONTACT US

VILLA 03

AREA ***460 SQM*** ***5*** BEDROOMS ***6*** BATHROOMS



VILLA 03

Unit Name Villa 460

FIRST FLOOR PLAN

COMPONENTS

FF AREA = 210 M²

MASTER BEDROOM	4.70 x 4.30
MASTER DRESSING	3.20 x 2.15
MASTER BATHROOM	3.20 x 2.20
TERRACE	4.55 x 1.55
BEDROOM 1	4.25 x 3.85
BATHROOM 1	3.10 x 2.50
BEDROOM 2	4.30 x 4.10
BEDROOM 3	4.65 x 4.35
DRESSING 3	2.45 x 1.70
BATHROOM 3	2.65 x 2.40
TERRACE	3.00 x 1.25
LIVING ROOM	4.55 x 3.65
BATHROOM	4.30 x 2.40
TERRACE	3.40 x 2.00
LOBBY	6.00 x 2.40

VILLA 04

AREA ***460 SQM*** ***5*** BEDROOMS ***6*** BATHROOMS



VILLA 04

Unit Name	Villa 460



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CONTACT US

VILLA 05

AREA ***460 SQM*** ***5*** BEDROOMS ***6*** BATHROOMS



VILLA 05

Unit Name	Villa 460

ROOF FLOOR PLAN

COMPONENTS

RF AREA = 55 M²

BEDROOM 4	4.95 x 3.90
BATHROOM 4	3.55 x 2.00
LOBBY	4.55 x 1.50

VILLA 06

AREA ***460 SQM*** ***5*** BEDROOMS ***6*** BATHROOMS



VILLA 06

Unit Name	Villa 460



CONTACT US

VILLA 07

AREA ***460 SQM*** ***5*** BEDROOMS ***6*** BATHROOMS



VILLA 07

Building Type	residential
Unit Name	390

GROUND FLOOR PLAN

COMPONENTS

GF AREA = 155 M²
BUA = 390 M²

ENTRANCE	5.85 x 2.15
GUEST TOILET	2.85 x 2.65
KITCHENE	3.90 x 3.90
RECEPTION	5.95 x 5.60
DINING	3.80 x 3.75
LIVING AREA	3.80 x 3.15
MAID'S ROOM	3.05 x 1.70
MAID'S BATHROOM	3.00 x 1.20
DRIVER'S ROOM	2.80 x 2.10
DRIVER'S BATHROOM	2.20 x 1.35
LAUNDRY	1.60 x 1.10

VILLA 08

AREA ***460 SQM*** ***5*** BEDROOMS ***6*** BATHROOMS



VILLA 08

Building Type	residential
Unit Name	390



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CONTACT US

VILLA 09

AREA ***460 SQM*** ***5*** BEDROOMS ***6*** BATHROOMS



VILLA 09

Building Type	residential
Unit Name	390

FIRST FLOOR PLAN

COMPONENTS

FF AREA = 175 M²

MASTER BEDROOM	4.20 x 4.15
MASTER DRESSING	4.05 x 1.90
MASTER BATHROOM	3.35 x 1.95
TERRACE	3.25 x 1.25
BEDROOM 1	4.15 x 3.85
BATHROOM 1	2.95 x 2.15
TERRACE	2.70 x 2.10
BEDROOM 2	3.90 x 3.80
DRESSING 2	2.85 x 1.90
BATHROOM 2	3.50 x 1.95
TERRACE	3.80 x 1.40
LIVING ROOM	4.50 x 3.65
KITCHENETTE	4.50 x 1.30
TERRACE	4.45 x 1.40
LOBBY	4.65 x 2.55

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CONTACT US

VILLA 10

AREA ***460 SQM*** ***5*** BEDROOMS ***6*** BATHROOMS



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CONTACT US

VILLA 10

Building Type	residential
Unit Name	390



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CONTACT US

VILLA 11

AREA ***460 SQM*** ***5*** BEDROOMS ***6*** BATHROOMS



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CONTACT US

VILLA 11

Building Type	residential
Unit Name	390

ROOF FLOOR PLAN

COMPONENTS

RF AREA = 60 M²

BEDROOM 3	3.95 x 3.80
DRESSING 3	3.20 x 1.90
BATHROOM 3	3.20 x 1.90
LOBBY	4.70 x 2.65

VILLA 12

AREA ***460 SQM*** ***5*** BEDROOMS ***6*** BATHROOMS



VILLA 12

Building Type	residential
Unit Name	390



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CONTACT US

TWINHOUSE 01

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TWINHOUSE 01

Unit Name 345

Twin 2 - D
GROUND FLOOR PLAN

COMPONENTS

GF AREA = 140 M²
BUA = 345 M²

ENTRANCE	4.70 x 3.50
GUEST TOILET	2.35 x 2.30
KITCHEN	4.95 x 3.10
RECEPTION	8.40 x 7.40
MAID'S ROOM	3.45 x 2.00
MAID'S BATHROOM	2.00 x 1.55

TWINHOUSE 02

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TWINHOUSE 02

Unit Name	345





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CONTACT US

TWINHOUSE 03

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TWINHOUSE 03

Unit Name 345

Twin 2 - D
FIRST FLOOR PLAN

COMPONENTS

FF AREA = 155 M²

LIVING ROOM	4.90 x 3.70
KITCHENETTE	3.70 x 2.00
TERRACE	3.65 x 1.90
MASTER BEDROOM	4.50 x 3.75
MASTER DRESSING	3.00 x 2.20
MASTER BATHROOM	3.35 x 2.40
BEDROOM 1	4.85 x 3.70
BEDROOM 2	4.70 x 3.70
BATHROOM	3.35 x 2.35
TERRACE	3.55 x 1.50

TWINHOUSE 04

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TWINHOUSE 04

Unit Name	345





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CONTACT US

TWINHOUSE 05

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS

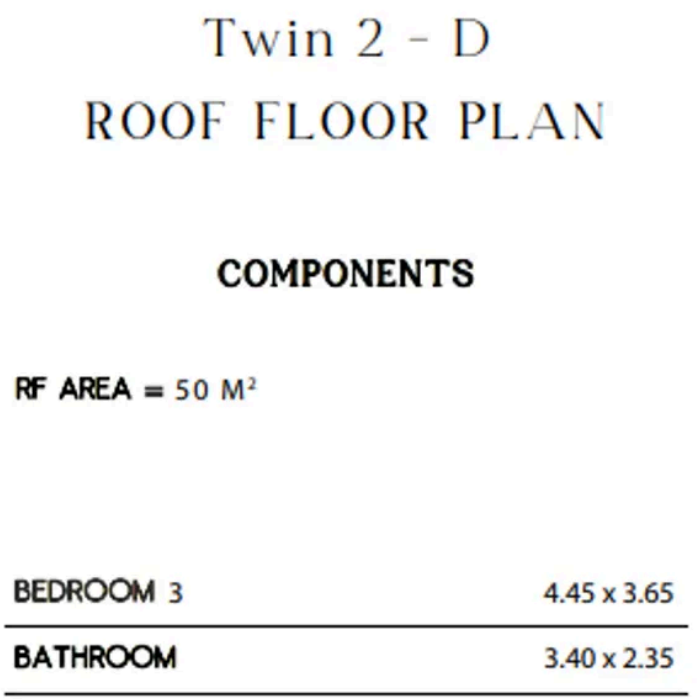


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CONTACT US

TWINHOUSE 05

Unit Name 345



TWINHOUSE 06

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



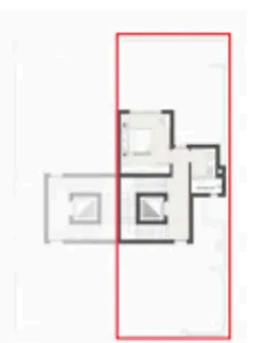
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CONTACT US

TWINHOUSE 06

Unit Name	345





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CONTACT US

TWINHOUSE 07

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TWINHOUSE 07

Building Type	residential
Unit Name	320

Twin 1 - A
GROUND FLOOR PLAN

COMPONENTS

GF AREA = 145 M²
BUA = 325 M²

ENTRANCE	4.75 x 1.90
GUEST TOILET	3.15 x 2.15
KITCHEN	3.70 x 3.60
RECEPTION	7.75 x 7.40
MAID'S ROOM	3.90 x 1.90
MAID'S BATHROOM	1.90 x 1.70
LAUNDRY	1.70 x 1.40
LOBBY	4.60 x 4.00

TWINHOUSE 08

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



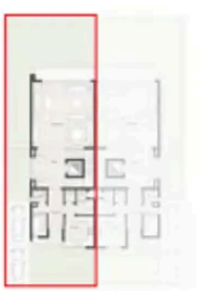
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CONTACT US

TWINHOUSE 08

Building Type	residential
Unit Name	320





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CONTACT US

TWINHOUSE 09

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TWINHOUSE 09

Building Type	residential
Unit Name	320

Twin 1 - A
FIRST FLOOR PLAN

COMPONENTS

FF AREA = 155 M²

LIVING ROOM	4.95 x 3.60
KITCHENETTE	3.60 x 2.00
TERRACE	3.55 x 1.45
MASTER BEDROOM	4.50 x 3.80
MASTER DRESSING	2.50 x 1.95
MASTER BATHROOM	3.55 x 2.50
BEDROOM 1	5.30 x 3.80
BEDROOM 2	4.20 x 3.60
BATHROOM	3.65 x 2.50
TERRACE	3.55 x 1.85

TWINHOUSE 10

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TWINHOUSE 10

Building Type	residential
Unit Name	320





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CONTACT US

TWINHOUSE 11

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS

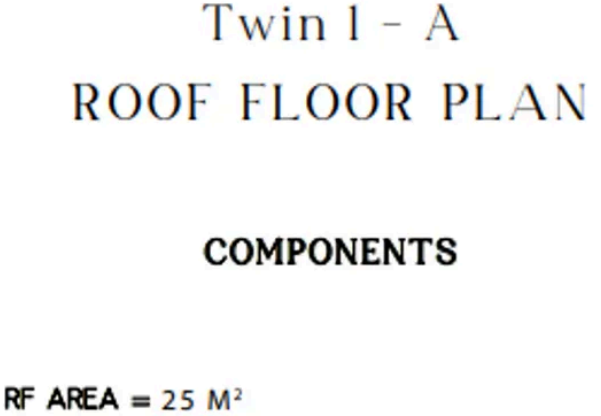


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CONTACT US

TWINHOUSE 11

Building Type	residential
Unit Name	320



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TWINHOUSE 12

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



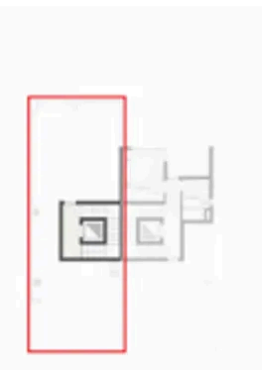
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CONTACT US

TWINHOUSE 12

Building Type	residential
Unit Name	320





CONTACT US

TWINHOUSE 13

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TWINHOUSE 13

Building Type	residential
Unit Name	325

Twin 1 - A
GROUND FLOOR PLAN

COMPONENTS

GF AREA = 145 M²
BUA = 325 M²

ENTRANCE	4.75 x 1.90
GUEST TOILET	3.15 x 2.15
KITCHEN	3.70 x 3.60
RECEPTION	7.75 x 7.40
MAID'S ROOM	3.90 x 1.90
MAID'S BATHROOM	1.90 x 1.70
LAUNDRY	1.70 x 1.40
LOBBY	4.60 x 4.00

TWINHOUSE 14

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



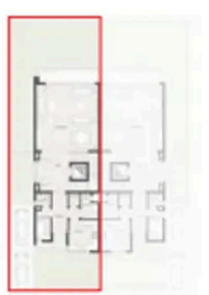
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CONTACT US

TWINHOUSE 14

Building Type	residential
Unit Name	325





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CONTACT US

TWINHOUSE 15

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TWINHOUSE 15

Building Type	residential
Unit Name	325

Twin 1 - A
FIRST FLOOR PLAN

COMPONENTS

FF AREA = 155 M²

LIVING ROOM	4.95 x 3.60
KITCHENETTE	3.60 x 2.00
TERRACE	3.55 x 1.45
MASTER BEDROOM	4.50 x 3.80
MASTER DRESSING	2.50 x 1.95
MASTER BATHROOM	3.55 x 2.50
BEDROOM 1	5.30 x 3.80
BEDROOM 2	4.20 x 3.60
BATHROOM	3.65 x 2.50
TERRACE	3.55 x 1.85

TWINHOUSE 16

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TWINHOUSE 16

Building Type	residential
Unit Name	325





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CONTACT US

TWINHOUSE 17

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS

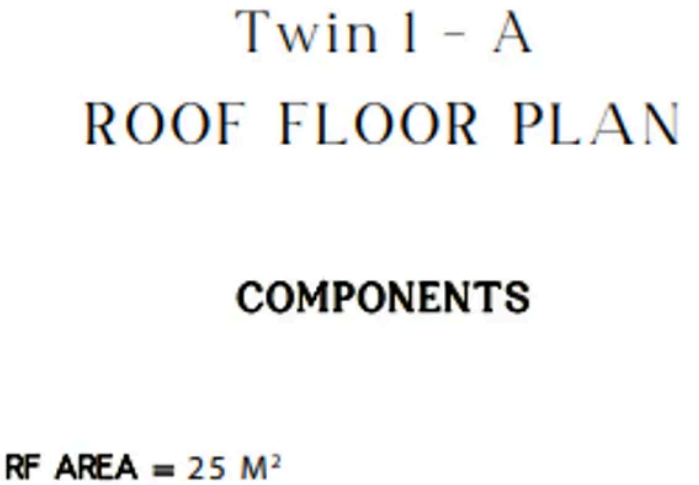


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CONTACT US

TWINHOUSE 17

Building Type	residential
Unit Name	325



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CONTACT US

TWINHOUSE 18

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS

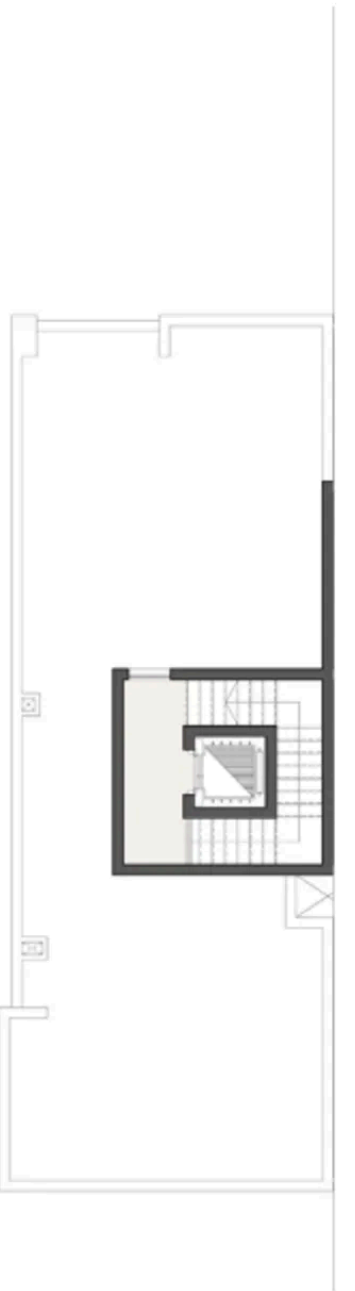


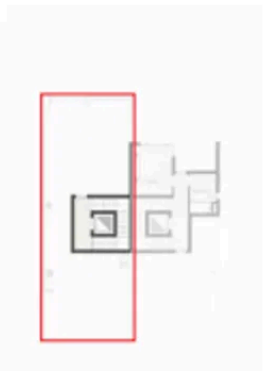
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CONTACT US

TWINHOUSE 18

Building Type	residential
Unit Name	325





Nawy

CONTACT US

TWINHOUSE 19

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TWINHOUSE 19

Building Type	residential
Unit Name	320 twin

Twin 2 - C
GROUND FLOOR PLAN

COMPONENTS

GF AREA = 140 M²
BUA = 320M²

ENTRANCE	4.70 x 3.50
GUEST TOILET	2.35 x 2.30
KITCHEN	4.95 x 3.10
RECEPTION	8.40 x 7.40
MAID'S ROOM	3.45 x 2.00
MAID'S BATHROOM	2.00 x 1.55

TWINHOUSE 20

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



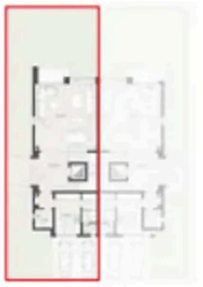
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CONTACT US

TWINHOUSE 20

Building Type	residential
Unit Name	320 twin





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CONTACT US

TWINHOUSE 21

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



Nawy

CONTACT US

TWINHOUSE 21

Building Type	residential
Unit Name	320 twin

Twin 2 - C
FIRST FLOOR PLAN

COMPONENTS

FF AREA = 155 M²

LIVING ROOM	4.90 x 3.70
KITCHENETTE	3.70 x 2.00
TERRACE	3.65 x 1.90
MASTER BEDROOM	4.50 x 3.75
MASTER DRESSING	3.00 x 2.20
MASTER BATHROOM	3.35 x 2.40
BEDROOM 1	4.85 x 3.70
BEDROOM 2	4.70 x 3.70
BATHROOM	3.35 x 2.35
TERRACE	3.55 x 1.50

TWINHOUSE 22

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



Nawy

CONTACT US

TWINHOUSE 22

Building Type	residential
Unit Name	320 twin





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CONTACT US

TWINHOUSE 23

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS

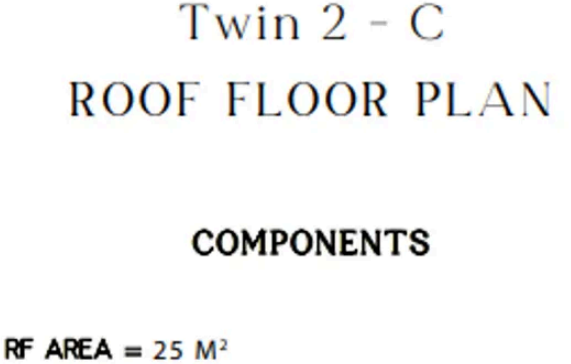


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CONTACT US

TWINHOUSE 23

Building Type	residential
Unit Name	320 twin



TWINHOUSE 24

AREA ***345 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



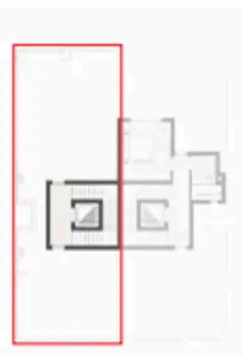
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CONTACT US

TWINHOUSE 24

Building Type	residential
Unit Name	320 twin





Nawy

CONTACT US

TOWNHOUSE 01

AREA ***270 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



Nawy

CONTACT US

TOWNHOUSE 01

Unit Name	270

Townhouse - A

GROUND FLOOR PLAN

COMPONENTS

GF AREA = 100 M²
BUA = 270 M²

ENTRANCE	2.85 x 1.95
GUEST TOILET	2.70 x 1.50
KITCHEN	4.15 x 3.45
RECEPTION	6.90 x 5.40
MAID'S ROOM	2.30 x 2.15
MAID'S BATHROOM	2.15 x 1.15

TOWNHOUSE 02

AREA ***270 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



Nawy

CONTACT US

TOWNHOUSE 02

Unit Name	270





Nawy

CONTACT US

TOWNHOUSE 03

AREA ***270 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



Nawy

CONTACT US

TOWNHOUSE 03

Unit Name	270

Townhouse - A

FIRST FLOOR PLAN

COMPONENTS

FF AREA = 120 M²

MASTER BEDROOM	4.90 x 4.40
MASTER DRESSING	3.00 x 2.00
MASTER BATHROOM	2.75 x 1.90
TERRACE	2.05 x 1.95
BEDROOM 1	4.05 x 4.00
BEDROOM 2	4.50 x 4.00
BATHROOM	2.75 x 1.90
TERRACE	2.40 x 2.10

TOWNHOUSE 04

AREA ***270 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS

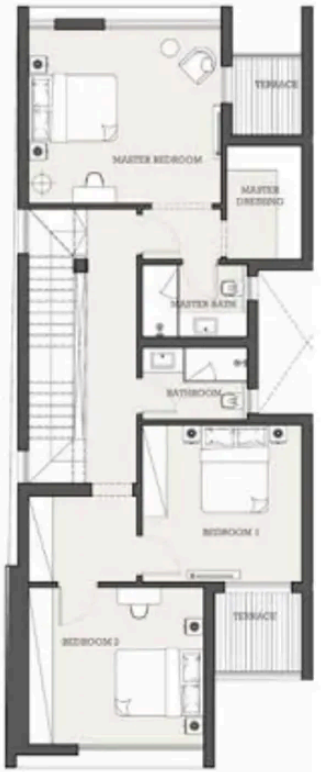


Nawy

CONTACT US

TOWNHOUSE 04

Unit Name	270





Nawy

CONTACT US

TOWNHOUSE 05

AREA ***270 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS

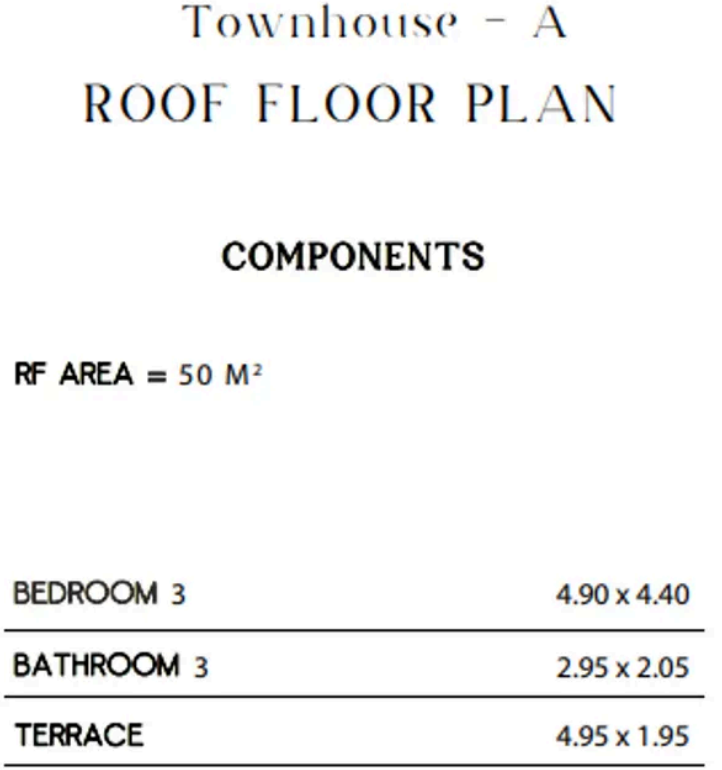


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CONTACT US

TOWNHOUSE 05

Unit Name 270



TOWNHOUSE 06

AREA ***270 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



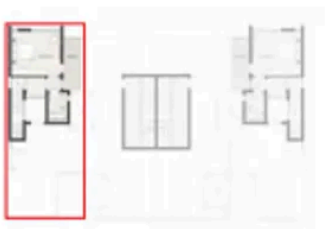
Nawy

CONTACT US

TOWNHOUSE 06

Unit Name	270





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CONTACT US

TOWNHOUSE 07

AREA ***270 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TOWNHOUSE 07

Unit Name	248

Townhouse - C

GROUND FLOOR PLAN

COMPONENTS

GF AREA = 102 M²

BUA = 248 M²

ENTRANCE	2.85 x 1.90
GUEST TOILET	2.70 x 1.65
KITCHEN	4.15 x 3.45
RECEPTION	6.90 x 5.40
MAID'S ROOM	2.30 x 2.15
MAID'S BATHROOM	2.15 x 1.15

TOWNHOUSE 08

AREA ***270 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TOWNHOUSE 08

Unit Name	248





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CONTACT US

TOWNHOUSE 09

AREA ***270 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



Nawy

CONTACT US

TOWNHOUSE 09

Unit Name 248

Townhouse - C

FIRST FLOOR PLAN

COMPONENTS

GF AREA = 123 M²

MASTER BEDROOM	5.05 x 4.40
MASTER DRESSING	3.00 x 2.00
MASTER BATHROOM	2.75 x 1.90
TERRACE	2.05 x 1.95
BEDROOM 1	4.05 x 4.00
BEDROOM 2	4.60 x 4.00
BATHROOM	2.75 x 1.90
TERRACE	2.40 x 2.10

TOWNHOUSE 10

AREA ***270 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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TOWNHOUSE 10

Unit Name	248





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TOWNHOUSE 11

AREA ***270 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TOWNHOUSE 11

Unit Name	248



TOWNHOUSE 12

AREA ***270 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS

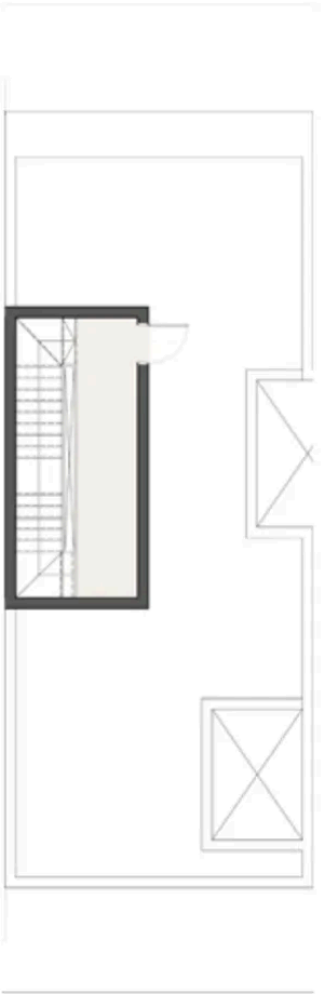


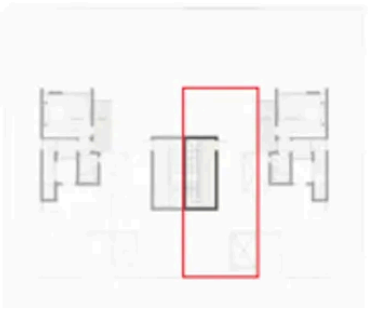
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CONTACT US

TOWNHOUSE 12

Unit Name	248





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CONTACT US

06

THE **AMENITIES**



COMMERCIAL STRIP



CLUBHOUSE



SHARED GYM

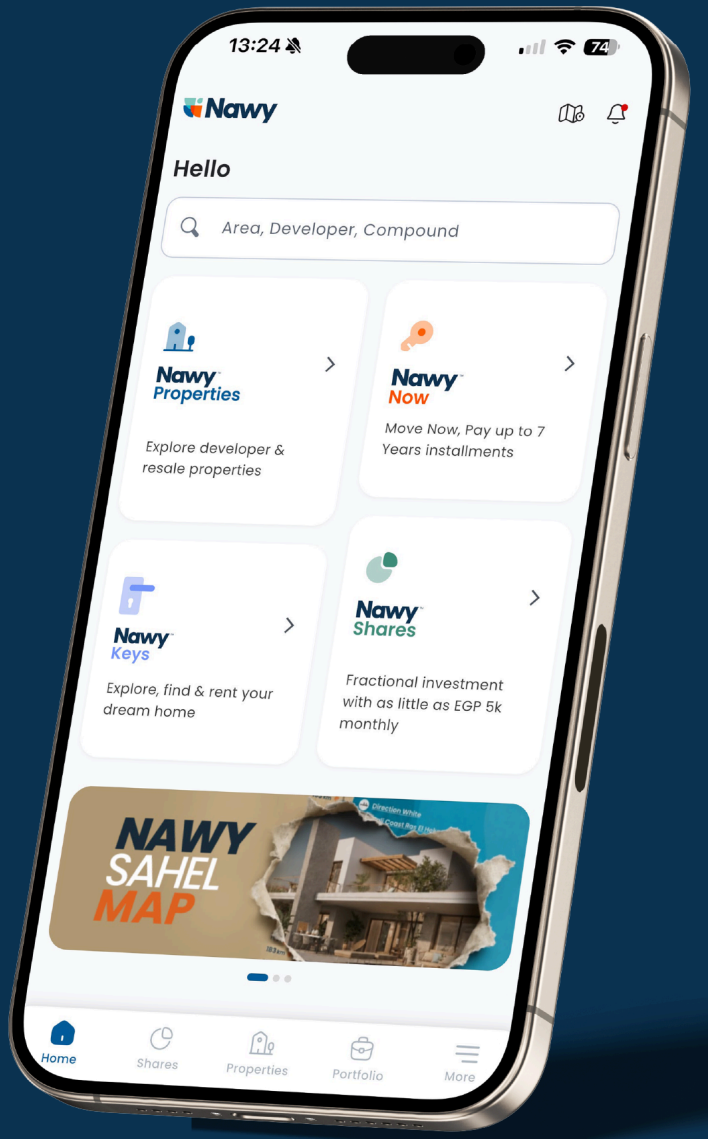
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